LOT 6
DIXON FARMS OR 2368/1800
ESMT IN OR 2615-354

ABBOTT JAMES C & SARAH
PO BOX 960
CALLAHAN, FL 32011

2026

27-2N-24-2281-0006-0000

BUILDING CHARACTERISTICS

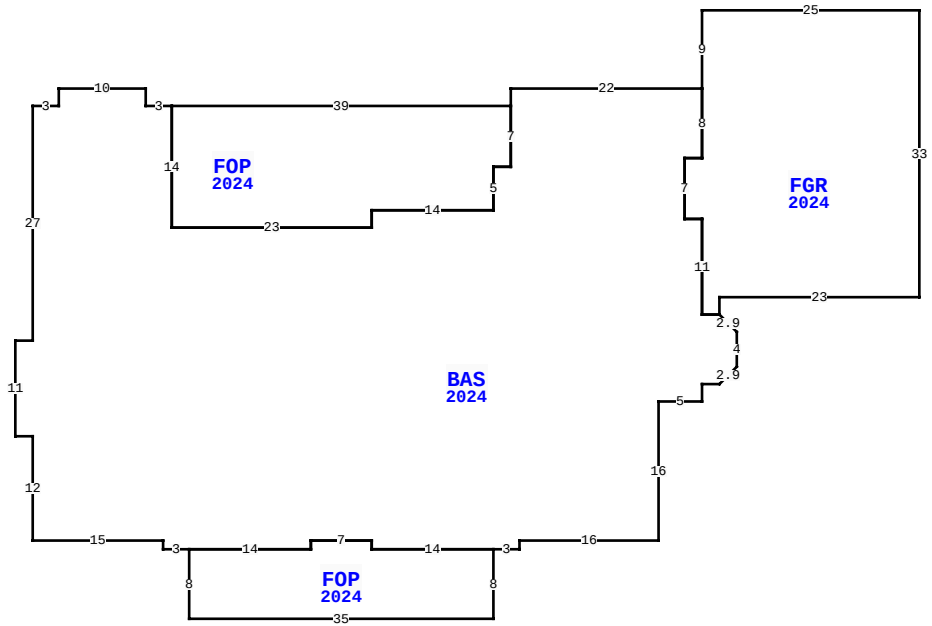
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,400	100	2024	3,400	497,646
FGR	843	55	2024	464	67,914
FOP	287	30	2024	86	12,588
FOP	504	30	2024	151	22,102
TOTALS	5,034			4,101	600,249

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,101	88.7040	147.25	603,872	2023	2023	0	0	0	0.60	99.40

1 SFR CUST 100% - 2024 Heated Area: 3400 HX Base Yr 2024



613572 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		600,249
TOTAL MARKET OB/XF VALUE		3,465
TOTAL LAND VALUE - MARKET		139,440
TOTAL MARKET VALUE		743,154
SOH/AGL Deduction		98,537
ASSESSED VALUE		644,617
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		593,206
TOTAL JUST VALUE		743,154
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		731,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
220017500	CO ISSUED		11/14/2023
22017500	NEW CONSTR	646,076	11/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2479/0434	6/07/2021	SW	Q	V	01	115,000

GRANTOR: RAYDIENT LLC

GRANTEE: ABBOTT JAMES C & SA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=47,18] W22 S2 S7 W2 S5 W14 S2 W23 N14 W3 N2 W10 S2 W3 S27 W2 S11 E2 S12 E15 S1 E3 E14 N1 E7 S1 E14 E3 N1 E16 N16 E5 N2 E2 U2R2 N4 U2L2 W2 N11 W2 N7 E2 N8 $
FGR=[YR=2024;ORIG=47,9] E25 S33 W23 S2 W2 N11 W2 N7 E2 N8 N9 $
FOP=[YR=2024;ORIG=-14,20] E39 S7 W2 S5 W14 S2 W23 N14 $
FOP=[YR=2024;ORIG=-12,71] S8 E35 N8 W14 N1 W7 S1 W14 $
.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023	03	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 3,465

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		OR	0.00	0.00	4.98	AC		1.00	1.00	1.00	28,000.00	28,000.00	139,440							

REVIEW DATE 01/04/2024 BY WW Total Acres: 4.98 Total Land Value: 139,440 Market: 0 Agricultural: 0 Common: 139,440 PRINTED 07/09/2026 BY SYS